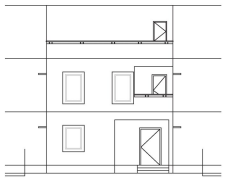
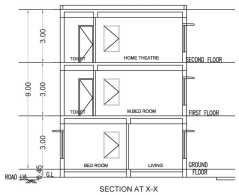
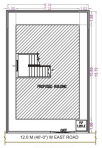


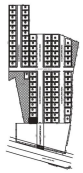
ELEVATION
(SCALE 1:100)
PLOT NO.01



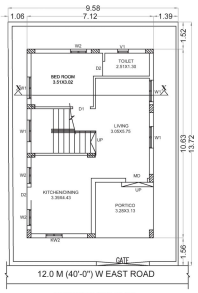
SECTION AT X-X
(SCALE 1:100)
PLOT NO.01



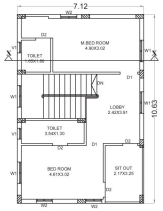
SITE PLAN
(SCALE 1:200)
PLOT NO.01



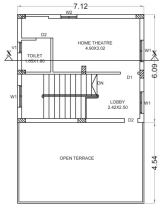
KEY PLAN
(NOT TO SCALE)
PLOT NO.01



GROUND FLOOR PLAN
(SCALE 1:100)
PLOT NO.01



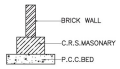
FIRST FLOOR PLAN
(SCALE 1:100)
PLOT NO.01



SECOND FLOOR PLAN
(SCALE 1:100)
PLOT NO.01

SECTION

HARVESTING PIT PLAN
1.2X1.2X2.0M
(NOT TO SCALE)



COMPOUND WALL SECTION

1. THE TECHNICAL APPROVAL OF DRAFT LAYOUT with housing OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY District Commercial Complex, Tarnaka, Hyderabad –500007 with Layout Permit No.: 000103/LO/Plg/HMDA/2020,Dt.05–09–2020, 027024/SKP/LT/LB/HMDA/190802019(19/B/2019)Dt: 05–09–2020 Plan approved in Sy.No(s). 571,572/A/1,573/A/4,573P/3/C/2,573/C/1C/2,573/A/2,573A/G1,573/A/1C,576. SITUATED AT VELLMELLA Village, Tellapur Municipality - Mandal, Sanga Reddy District covering an extent of 19098.14 sq.m is accorded subject to following conditions:

2.This approval does not bar the application of the provision of the Urban Land (Ceiling & Regulation) Act, 1976.

3.The local authority shall ensure that ownership clearance and Urban Land Ceiling clearance of the site under reference are in order, and should scrupulously follow the Government instructions Vide Memo No. 1933/U/97 MA, Dt: 18.06.1997 before sanctioning and releasing these technical approved building plans.

4. This approval does not confer or affect the ownership of the site Authority of ownership site boundary is the responsibility of the applicant.

5. That the applicant shall comply the conditions laid down in the G.O.Ms .No.168 MA Dt: 07–04–2012 and Its Amended Government Orders.

6. The applicant shall not be permitted to sale the units and area which are mortgaged in favour of M.C.,HMDA i.e., the Villa nos 82,83,84,85,86,87) to an extent of 846.86 Sq.mtrs.

7. The applicant has handed over the road affected area to an extent of 75.71 to the local body registered gift deed no 19652/2019 dt 30/07/2020

8. That the gated Community i.e Layout with Housing now issued does not exempt the lands under reference from purview of urban and ceiling Act.1976 /A.P. Agricultural Land ceiling Act.1973.

9.This permission of developing the land shall not be used as proof of the title of the land.

10. The applicant shall solely be responsible for the development of Gated community i.e layout with Housing and in no way HMDA will take up the development works as per specifications given in letter No. 027024/SKP/LT/LB/HMDA/190802019(19/B/2019)

11.The deed of mortgage by conditional sale executed by the applicant in favour of HMDA is purely & measure to ensure compliance of the condition of the development of infrastructure by the applicant / developer and HMDA is no way accountably of the plot purchaser in the event of default by the applicant / developer.

12. In case the applicant /developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA is liable to take criminal action against such applicant/ developers as per provisions of HMDA Act,2008.

13. The applicant is directed to complete the above developmental works within a period of 5X(5) Years and submit a requisition letter for release of mortgage plots /area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout with Housing permission duly enclosing letter of Local Body with

14. The applicant /developer/owner is here by permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of Metropolitan Commissioner, HMDA The applicant is permitted to sell the plots other than mortgaged plots.

15.The applicant shall display the board at a prominent place in the above site showing the Gated community layout pattern with permit LP.no and with full details of the Layout specifications and conditions to facilitate the public in the matter.

16.The Executive Authority / Grampanchayat should ensure that the open spaces shall be developed by the applicant along with other developmental works with ornamental compound wall and grill as per sanctioned layout plan.

17.The Executive Authority / Grampanchayat shall ensure that the areas covered by roads and open spaces of the Gated community layout shall take over from the applicant through registered gift deed before release of final approval, after collecting the necessary charges and fees as per their rules in force.

18. The applicant has to develop the Amenities area before releasing of Final Layout.

19. This permission does not bar any public agency including HMDA Local body to acquire the lands for public purpose as per LAW. .

20. If any disputes/litigations arises in future, regarding the ownership aspects of the land, site boundary etc. and the applicant shall be a party to any authdisputes/ litigations.

21. The HMDA or its employees shall not be a party to any such disputes/litigations. The final Layout orders will be withdrawn without any notice.

22. The applicant is the whole responsible if any discrepancy occurs in ULC aspects and if any litigations occurs. The HMDA reserve the right to cancel the permission if it is falls that permission is obtained by framed misrepresentation or by mistake of facts.

23.The developmental permission shall not be used as proof of the title of the land.

24.The final layout approval shall not mean responsibilities or clearance of ownership of the site and easement rights.

25. If there is any court case is pending in court of law , the applicant/ developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved development permission will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law .

26 This authority reserve the right to cancel the developmental permission , if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.
The applicant shall form BT road before release of final layout from HMDA.

PLAN SHOWING THE PROPOSED RESIDENTIAL DRAFT LAYOUT WITH HOUSING CONSISTING OF PLOT NO. 01,(GROUND+2 UPPER FLOORS) IN SY.NOs. 571,572/A/1,573/A/4,573P/3/C/2,573/C/1C/2,573/A/2,573A/G1,573/A/1C,576, SITUATED AT VELLMELLA VILLAGE, TELLAPUR MUNICIPALITY MANDAL, SANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO :-
M/S MANTOOR INFRASTRUCTURE PRIVATE LIMITED,REP.BY MANAGING PARTNER SRIJRAVINDER REDDY, AND OTHER

DATE : 05-09-2020	SHEET NO.: 02/31

AREA STATEMENT HMDA

PROJECT DETAIL :

Authority : HMDA	Plot Use : Residential
File Number : 027024/SKP/LT/LB/HMDA/190802019	Plot SubUse : Residential Bldg
Application Type : General Proposal	PlotNearbyReligiousStructure : NA
Project Type : Layout with Housing	Land Use Zone : Residential
Nature of Development : New	Land SubUse Zone : NA
Location : Erstwhile Hyderabad Urban Development Authority (HUDA)	Abutting Road Width : 30.00
SubLocation : New Areas / Approved Layout Areas	Survey No. : 571,572/A/1,573/A/4,573P/3/C/2,573/C/1C/2,573/A/2,573A/G1,573/A/1C,576
Village Name : Vellmella	North : CTS NO :-
Mandal : Tellapur Municipality	South : ROAD WIDTH - 20
	East : CTS NO :-
	West : CTS NO :-

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19098.15
NET AREA OF PLOT	(A-Deductions)	19022.43
AccessoryUse Area		0.00
Vacant Plot Area		5499.65
COVERAGE CHECK		
Proposed Coverage Area (71.25 %)		13553.79
LAND USE ANALYSIS		
Plotted Area		11240.24
Road Area		5723.86
Organized open space/park Area/Utility Area		2057.79
BUILT UP AREA CHECK		
MORTGAGE AREA IN PLOT NOs.82,83,84,85,86,87		846.86
ADDITIONAL MORTGAGE AREA		0.00
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA

Name : L KOUSALYA
Designation : Junior Planning Officer
Date : 01-Oct-2020 12: 06:54

Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 01-Oct-2020 12:

Building :PROPOSED (PLOT NO 1)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	65.47	65.47	65.47	01
First Floor	75.74	75.74	75.74	00
Second Floor	43.39	43.39	43.39	00
Total :	184.60	184.60	184.60	01
Total Number of Same Buildings :	1			
Total :	184.60	184.60	184.60	01

OWNER'S SIGNATURE	BUILDER'S SIGNATURE
	Builder MADADI SRIHAN Builder License No. BL3510/2017
ARCHITECT SIGNATURE	STR.ENGR. SIGNATURE
M.Sravani SRAVANI MIKKILINENI CA/2018/99426	M. SRINIVASA RAO Licensed Structural Engineer Lic. No. 140/2014 Grp/IV Gr.Hyd/AMC/2008 Greater Hyderabad Municipal Corporation